

**CITY OF UNALASKA
UNALASKA, ALASKA**

RESOLUTION 2017-36

**A RESOLUTION OF THE UNALASKA CITY COUNCIL CERTIFYING THE 2017
REAL AND PERSONAL PROPERTY TAX ROLLS**

WHEREAS, the City Council of the City of Unalaska, Alaska has convened as the Board of Equalization on May 9, 2017, and has heard all appeals for the 2017 property tax assessments roll; and

WHEREAS, Unalaska City Code of Ordinances Section 6.32.110 provides that “the Board of Equalization shall certify its actions to the assessor within seven days”;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Unalaska, Alaska hereby accepts and certifies the property tax assessment roll for 2017 as follows:

REAL PROPERTY:

TOTAL ASSESSED VALUE	\$646,181,956
TOTAL TAXABLE	\$416,847,394

BUSINESS PERSONAL PROPERTY

TOTAL ASSESSED VALUE	\$177,725,034
TOTAL TAXABLE	\$173,925,097

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 9TH DAY OF MAY 2017.


MAYOR

ATTEST:


CITY CLERK



MEMORANDUM TO COUNCIL

TO: MAYOR AND CITY COUNCIL MEMBERS

THRU: DAVID MARTINSON, CITY MANAGER

FROM: CAT HAZEN, CITY CLERK

DATE: MAY 9, 2017

RE: RESOLUTION 2017-36 – CERTIFYING THE 2017 REAL AND PERSONAL PROPERTY TAX ROLLS

SUMMARY: Unalaska City Code Section 6.32.110 provides that “the Board of Equalization shall certify its actions to the assessor within seven days.” Council’s adoption of Resolution 2017-36, accomplishes that certification. Staff recommends Council adoption of the resolution.

PREVIOUS COUNCIL ACTION: The Council certifies the tax roll annually. The Council will sit as the Board of Equalization prior to the regular meeting on May 9, 2017.

BACKGROUND:

REAL PROPERTY: Alaska Statutes and the Unalaska Code of Ordinances state the following: “The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section. The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and the prevailing general price levels.”

The City reevaluates taxable personal property on an annual basis per UCO 6.32.010-020. In addition, Appraisal Company of Alaska reviews real property in Unalaska, and they review the building permits list and new subdivision plats, and they conduct physical inspections of select properties.

When these new figures are received by the Clerk’s Office, the next year’s tax roll is prepared, and assessment notices are mailed to property owners on or before April 1. The period to appeal the assessment runs for thirty days.

After the appeal period closes, Appraisal Company of Alaska contacts the property owners who have filed appeals. They discuss the valuation and attempt to come to an agreement. If the appeal is settled, the property owner withdraws the appeal. If not, the appeal is presented to the Board of Equalization for final decision.

BUSINESS PERSONAL PROPERTY: Each year, the Clerk's Office mails each licensed business a business personal property assessment form on which the businesses list the cost of all business inventories, supplies, furnishings, and equipment. Utilizing a standard depreciation form, the Clerk's Office depreciates the costs and mails each business an assessment notice. The same appeal process applies to both business personal property and real property. If a business files an appeal, they also file an amended form.

After the mil rate is established by Council and the tax roll is certified, the Clerk's Office mails tax bills on June 30th. Property taxes are paid in two installments, the first half is due on August 21st, and the second half is due on October 20th.

DISCUSSION: Property owners had until April 28th to file an appeal, and as of that date, five appeals of real property assessments were filed.

REAL: The preliminary 2017 real property total value is \$646,181,956. Of that, \$229,334,562 is exempt. The taxable value total is \$416,847,394. This represents an increase in taxable value of approximately \$13,788,028 over last year. This increase can be attributed to new construction and changes in the valuations of residential, commercial, and industrial properties.

BUSINESS PERSONAL PROPERTY: The total reported value of business personal property is \$177,725,034, of which \$3,799,937 is tax exempt. Business personal property taxable values total 173,925,097. This is an increase of \$8,759,510 in taxable value compared to last year.

ALTERNATIVES: There are no alternatives. Certification of the tax roll is required by the state assessor.

FINANCIAL IMPLICATIONS: The City will realize annual property tax revenue of \$6,203,111 at the 10.5 mil rate.

LEGAL: None

STAFF RECOMMENDATION: Staff recommends certification of the tax rolls.

PROPOSED MOTION: This is a Consent Agenda item. The total taxable real property assessed value will be determined follow the Board of Equalization meeting. Any required corrections will be made to the resolution following the BOE meeting but prior to the Regular Meeting.

CITY MANAGER'S COMMENTS: I recommend Council concur with this resolution.